

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 10, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 a.m. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Jennifer Savage*, Assistant Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghiossi*, Building Official

*Trang Tu-Nguyen*, Assistant Civil Engineer

**PUBLIC HEARINGS**

**ITEM 1:**      54 Chester Street  
Architecture and Site Application S-08-078

Requesting approval to demolish a pre-1941 single family residence and construct a single family residence on property zoned R-1D. APN 529-08-008.

PROPERTY OWNER/APPLICANT: Anna Huynh & Kevin Crane

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    - (1) The Town's housing stock will be maintained as the house will be replaced;
    - (2) The existing structure has no architectural or historical significance, and is in poor condition;
    - (3) The property owner does not desire to maintain the structure as it exists; and
    - (4) The economic utility of the structure is such that it is not viable to remodel and expand the existing house.

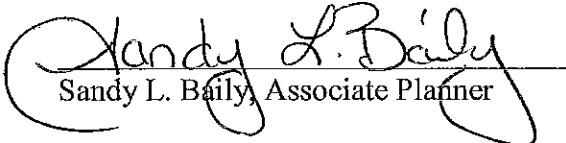
- (c) The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential zones.
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Tu-Nguyen* seconded, motion passed unanimously.
  - 8. Appeal rights were cited.

**OTHER BUSINESS**

**NONE**

**ADJOURNMENT**

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Baily, Associate Planner

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